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FERNDOWN

FERNDOWN INDUSTRIAL ESTATE

COBHAM ROAD | BH21 7QZ

**BRAND NEW DETACHED WAREHOUSE – TO LET
READY TO BUILD – 9 MONTH CONSTRUCTION PERIOD**

**53,600 SQ FT (4,979 SQ M) ON A 2.37 ACRE SITE
WITH A 63M YARD AND 11.75M EAVES HEIGHT**

FERNDOWN INDUSTRIAL ESTATE

Ferndown Industrial Estate is an established industrial, warehouse and logistics location with occupiers such as Screwfix, Travis Perkins, Howdens, DPD, CEF, Caterpillar, Porsche, Greggs and Anytime Fitness.

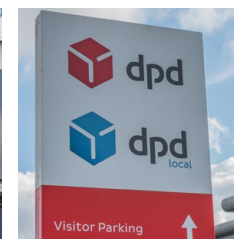
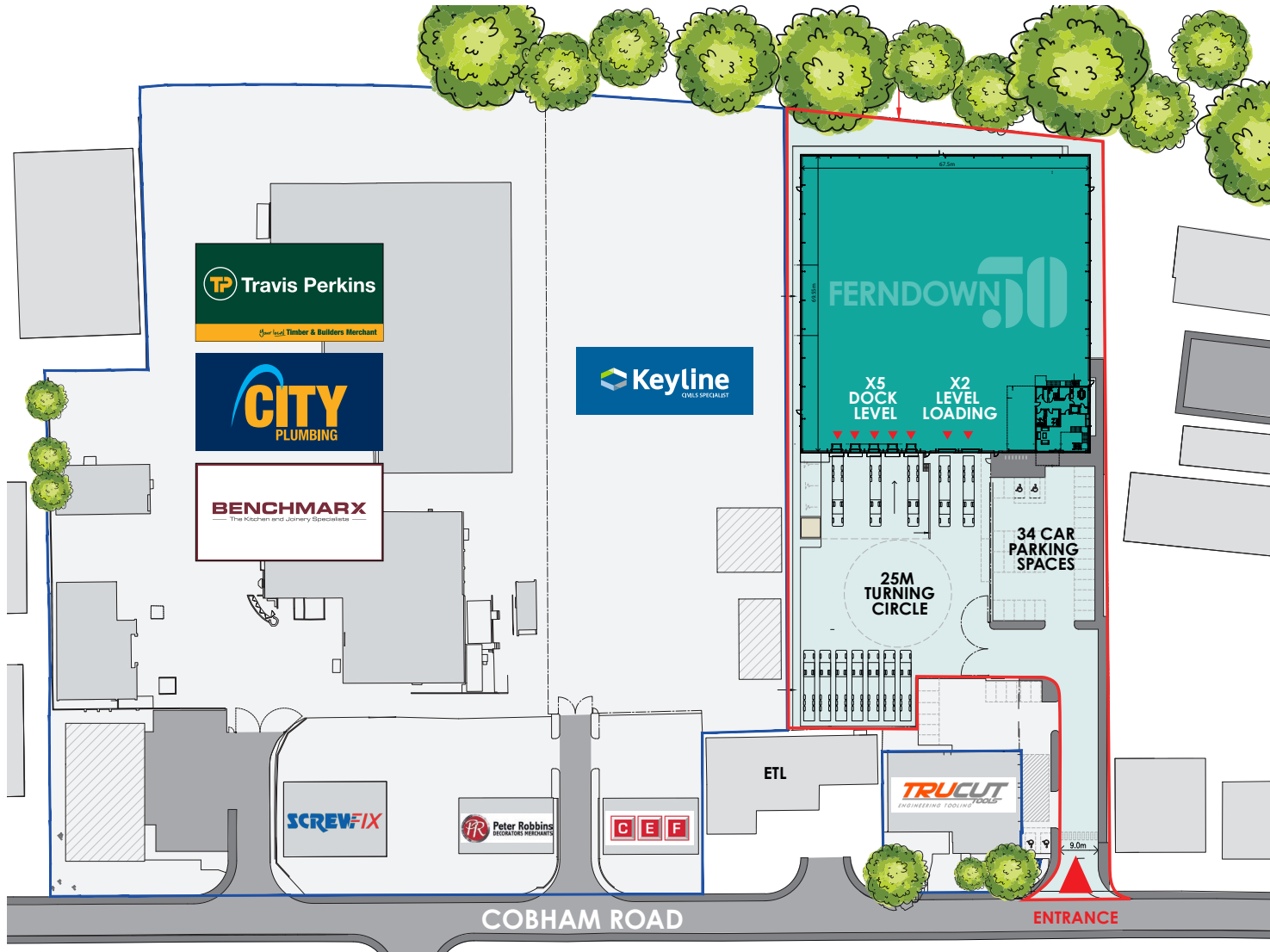
The estate benefits from direct access to the A31, via Cobham Road. The A31 provides links to the A35 and the M27/M3 motorway networks, making Ferndown Industrial Estate the best connected logistics location in Dorset.



2.37 ACRE SITE AND 63 METRE GATED YARD

A self-contained site on 2.37 acres with a 63M fenced and gated yard, this brand-new detached unit will be accessed via Cobham Road, the main spine road through Ferndown Industrial Estate.

Ferndown 50 is situated in an excellent location on Ferndown Industrial Estate with surrounding occupiers such as Travis Perkins, Screwfix, CEF, Trucut Tools, Keyline and City Plumbing.



FERNDOWN 50 SPECIFICATION & FLOORPLANS



**5 DOCK LEVEL
LOADING DOORS**



**2 LEVEL
LOADING DOORS**



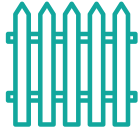
**11.75M EAVES
HEIGHT**



**10M HAUNCH
HEIGHT**



**50 KN/M² GROUND
FLOOR LOADING
CAPACITY**



**63M FENCED AND
GATED YARD**



**34 CAR
PARKING SPACES**

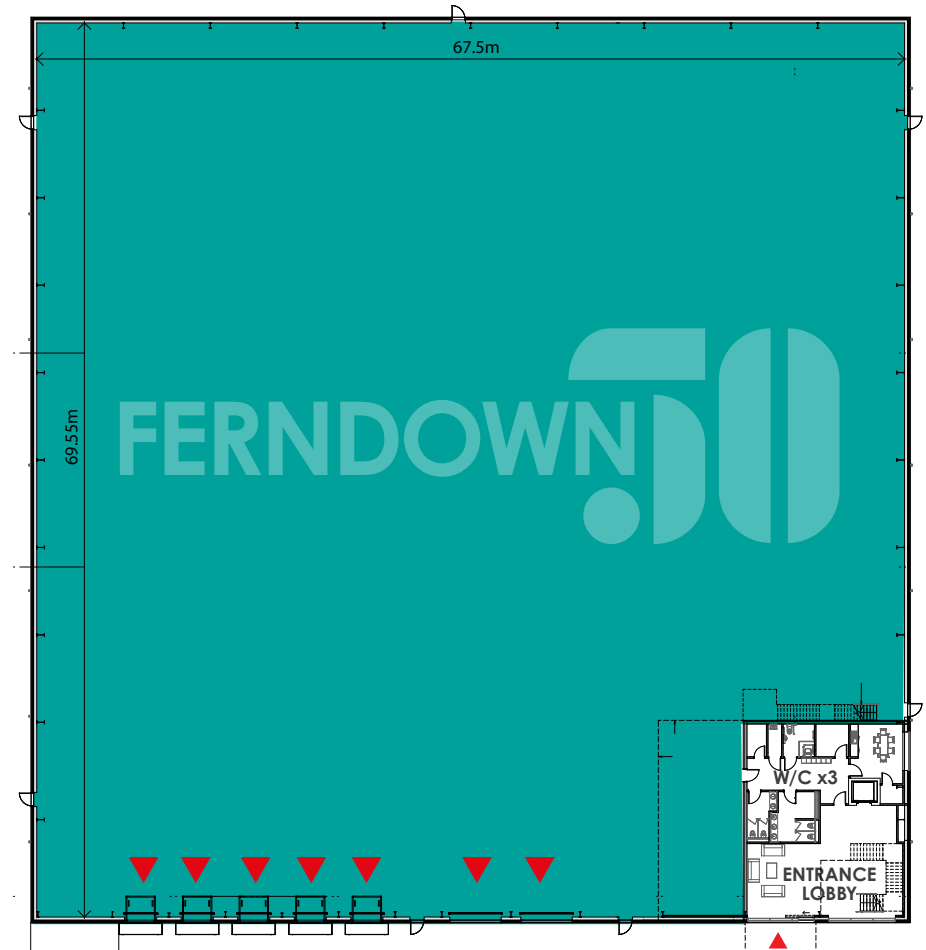


**ELECTRIC CAR
CHARGING POINTS**

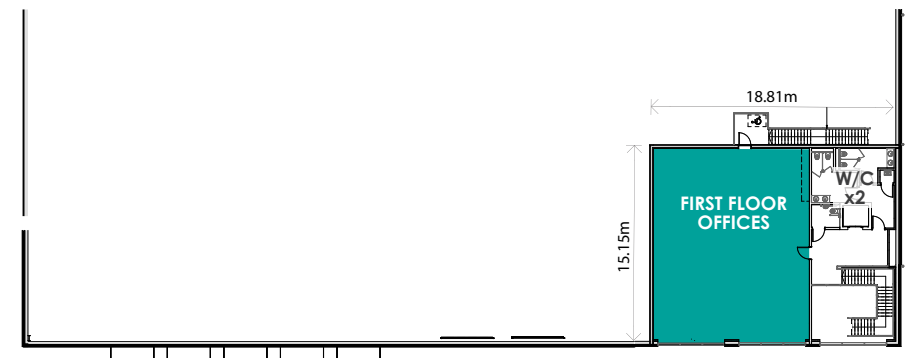
ACCOMMODATION

AREA	SQ FT	SQ M
GROUND FLOOR	50,533	4,694
FIRST FLOOR OFFICES	3,067	285
TOTAL	53,600	4,979

Gross Internal Area (GIA) scaled off plan.



GROUND FLOOR



FIRST FLOOR OFFICES

READY TO BUILD

Ferndown 50 has the benefit of full planning permission, without condition and a completed detailed design.

With the key contractors instructed and ready to build, construction of Ferndown 50 can take place immediately after completion of the Agreement for Lease, meaning Ferndown 50 can be occupied in 9 months.

BUILD TEAM



**PROJECT
MANAGER**



ARCHITECTS



**STRUCTURAL
ENGINEER & CIVILS**



**PLANNING
CONSULTANTS**



**QUANTITY
SURVEYOR**



**MECHANICAL AND
ELECTRICAL SERVICES
CONSULTANT**



**MAIN
CONTRACTOR**



**BUILDING
REGULATIONS**



DEVELOPMENT SCHEDULE

We will work with you to agree a suitable programme

A bespoke building to meet your business needs

There will be some overlap and timescales will change according to your requirements

11 Weeks

16 Weeks

4 Weeks

7 Weeks



CONSTRUCTION

Construction commences and groundworks started



STEELS UP

Steel frame assembly



ROOF

Roof & cladding installed



WATERTIGHT

Doors and windows installed



**PRACTICAL
COMPLETION**

Building handover

DORSET'S BEST CONNECTED LOGISTICS LOCATION



DESTINATION	MILES
A31	0.7
Bournemouth Airport	6
Bournemouth	9.6
Poole	9.8
Junction 1 M27	17.1
Port of Southampton (Dock Gate 20)	25.4

(All travel times and distances: Google Maps)



DORSET'S BEST CONNECTED LOGISTICS LOCATION



20 MINUTES TRAVEL TIME TO JUNCTION 1 M27

Situated on the A31, providing excellent access to the M27, Poole, Bournemouth and Southampton; Ferndown Industrial Estate is strategically located offering the best-connected logistics location in Dorset.



FURTHER INFORMATION

VAT

All rents and outgoings are quoted exclusive of VAT at the prevailing rate.

EPC

Target EPC 'A' Rating.

PLANNING

B8 storage and distribution.

TERMS

The property will be available to let by way of a new Full Repairing and Insuring lease incorporating upward only, open market rent reviews.

ESTATE CHARGE

There may be an estate service charge payable. Interested parties should make further enquiries.

ANTI MONEY LAUNDERING

The tenant will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

VIEWING

Strictly by prior appointment, through the joint agents, Vail Williams and Realest.

FERNDOWN

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COBHAM ROAD | BH21 7QZ



For further information please contact the joint agents below:



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. JUNE 2022

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